



Town Of Amenia

4988 Route 22, PO BOX 126, AMENIA, NY 12501
TEL: 845-373-8860, x106 FAX: 845-373-9147

SPECIAL PLANNING BOARD MEETING THURSDAY, APRIL 26, 2012

PRESENT: Nina Peek, Chair
Tony Robustelli
Peter Clair
Larry Moore
Nathan Roy
Norm Fontaine
Ian MacDonald, Attorney

ABSENT: James Walsh

MOTION TO OPEN THE SPECIAL PLANNING BOARD MEETING was made by
Peter Clair, seconded by Tony Robustelli

ALL IN FAVOR - MOTION CARRIED

**NYSEG-Wassaic Substation Minor Site Plan 26 Center Circle
Wassaic, NY**

MOTION TO GRANT SITE PLAN APPROVAL FOR NYSEG-WASSAIC SUBSTATION
LOCATED ON THE TACONIC DDSO PROPERTY was made by Tony Robustelli, seconded
by Peter Clair

ALL IN FAVOR - MOTION CARRIED

| | |
|--------------------|--------|
| Chairwoman Peek | Yes |
| Peter Clair | Yes |
| Joseph Fontaine | Yes |
| Lawrence Moore | Yes |
| Nathan Roy | Yes |
| Anthony Robustelli | Yes |
| James Walsh | Absent |

**Dairy Freestall Barn
(Coon Brothers)**

Pre-Application

**407 Separate Road
Amenia, NY**

Peter Coon spoke to the Board regarding the tear down of two barns and erecting one larger barn to replace the demolished structures on the property. Peter presented an aerial photograph and an erosion and sediment control plan for the impacted portion of his property. The barns to be demolished had outside feeding areas and they plan to put up one barn with an inside feeding area. In addition, some regrading will occur to eliminate water run-off, for environmental reasons. The new barn is proposed to be 29,000 square feet, 230' by 128'. Mr. Coon presented a plan of the interior layout of the proposed barn, which would include a stall area, a feeding area in the middle, open areas, cows with special needs area, and a birthing area. There is no milking in the barn only feeding and shelter. There will be water and electricity in the barn.

Chairwoman Peek asked for a plan that locates the new building on the site so the distance from Separate Road can be determined for the purposes of circulation to Dutchess County Planning. Mr. Coon will bring in the site plan along with a \$450 application fee and \$500 for Escrow.

Amenia Motors

Discussion

**Route 22
Amenia, NY**

Wesley Chase spoke with the Board regarding the re-opening Ameniamotors. The owner has been working with an architect and has submitted the new plans to Chrysler's corporate offices. Chrysler has given their approval to the new plans. Nothing on the footprint will change only the façade of the building. Mr. Chase gave the Board a drawing of the façade with proposed dealership signage and previously prepared site plans, but explained that these do not represent the current proposal. The Applicant owns two separate parcels. The parcel to the south of Broadway is owned by the dealership, but is not proposed for use as part of this application. Mr. Chase produced a drawing from a previous site plan in 2004 where the parking spaces and curbing were drawn up. Ms. Peek asked if the parking spaces would be occupied all the time. Mr. Chase stated most of the time they could be occupied. Ms. Peek stated when a site plan is submitted, they will need to look at the Zoning. Our Zoning requires landscaping on the exterior property line and they will need to do landscape buffers. Mr. Chase asked whether the application would be classified as a major or minor site plan and Attorney MacDonald felt this should be a minor site plan. Tony Robustelli asked if there were going to be overflow cars parked on the parcel to the south. Mr. Chase was not sure. Mr. MacDonald stated if the parcel to the south is to be used for overflow parking it should be on this site plan. Mr. Chase asked if they could use the south parcel in the computation for this parcel. Ms. Peek stated no, the parking is based on the square footage of the building. Ms. Peek stated a minor site plan application needs to be submitted to the Board including signage. Mr. Chase said the signs are based on what Corporate wants, what happens if they don't conform to the town's guidelines

would they need to go before the ZBA for a hardship? Ms. Peek stated yes. Mr. Chase was given the site plan application along with the policies and procedures for submission. Norm Fontaine asked if the buffer would change to the north of the building and Mr. Fontaine asked that the Applicant pay particular attention to the proposed landscaping buffers between the proposed project and the neighbors to the north of the parcel.

Dollar General

Discussion

Route 343 Amenia, NY

Frank Redl, Real Estate Manager, Kari Redl, the owners daughter represented the owner, Herb Redl. Rick Taylor, the sign manager also attended representing the renter, Dollar General. Mr. Redl spoke to the Board regarding the former Sears Building. In January 2012, Mr. Redl spoke with Nancy Brusie regarding whether they required Planning Board Site Plan approval for this project. Mr. Redl explained to Ms. Brusie that no exterior renovations to the building were proposed. At that time, Ms. Brusie stated that after consulting with the Planning Board's attorney, that even though the building is in the Historic District there was an exemption from site plan approval if only repairs and maintenance were proposed. Ms. Peek stated there have been some improvements to the exterior of the building since the tenant has changed and the sign has changed; but regardless the building is in the Historic District and is subject to Site Plan Review by the Planning Board. The Zoning is very specific as to what is required if your building is in a Historic District. Ms. Peek told the Applicant to take a look at Community Health located east of the proposed site along Rt. 343 for a model of what the Board would be looking for.

The sign is part of the site plan approval. Ms. Peek informed Ms. Redl to take a look at the Zoning Code and cited specific sections of the Town Code and requested that the Applicant return to the Board with the application and site plan that includes what they are proposing to do. Because Dollar General is proposing new signage, the Planning Board will also require detailed plans for the proposed signage including what the sign looks like, dimensions of the sign, where it is to be located, etc. The pole mounted sign comes with another set of rules and regulations. Ms. Redl stated that there will be fines if the building is not turned over to Dollar General by May 1st. Dollar General has a 30 day turnover. Ms. Peek stated that the Planning Board is sensitive to previously negotiated agreements between the Applicant and their tenant and would work with the Applicant to the extent legal and practicable to help move the Applicant along efficiently.

Ms. Peek stated that there is also a landscape plan that is needed. John Fenton has already issued the building permit for the interior work to the building. Ms. Redl asked if they could get a conditional approval while they continue to work with the Board on the issues that need to be resolved. Ms. Peek stated they would look into conditional approval and will have a decision

next week. The minimum response by the county is that you will need to put a wall or landscape on the Rt. 343 side and possibly the Mechanic Street side. The application cannot be approved until the response is back from the county.

Rick Taylor, the sign manager, passed the Board a packet of the proposed channel lettering on the Building, which proposed 18" channel letters and 19' in length, LED illuminated internal. Mr. MacDonald stated it cannot be illuminated internally. Rick will return next week with more specifics.

OTHER MATTERS:

MOTION TO APPROVE THE MINUTES FOR January 26th, February 2nd, March 1st and March 29th, 2012 was made by Tony Robustelli, seconded by Norm Fontaine

ALL IN FAVOR - MOTION CARRIED

MOTION TO CLOSE THE PLANNING BOARD MEETING was made by Tony Robustelli , seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on April 26, 2012 and are not to be construed as the final official minutes until so approved.

____X____Approved as read

____Approved with: deletions, corrections and additions